

Site Plan Amendment and Subdivision Amendment

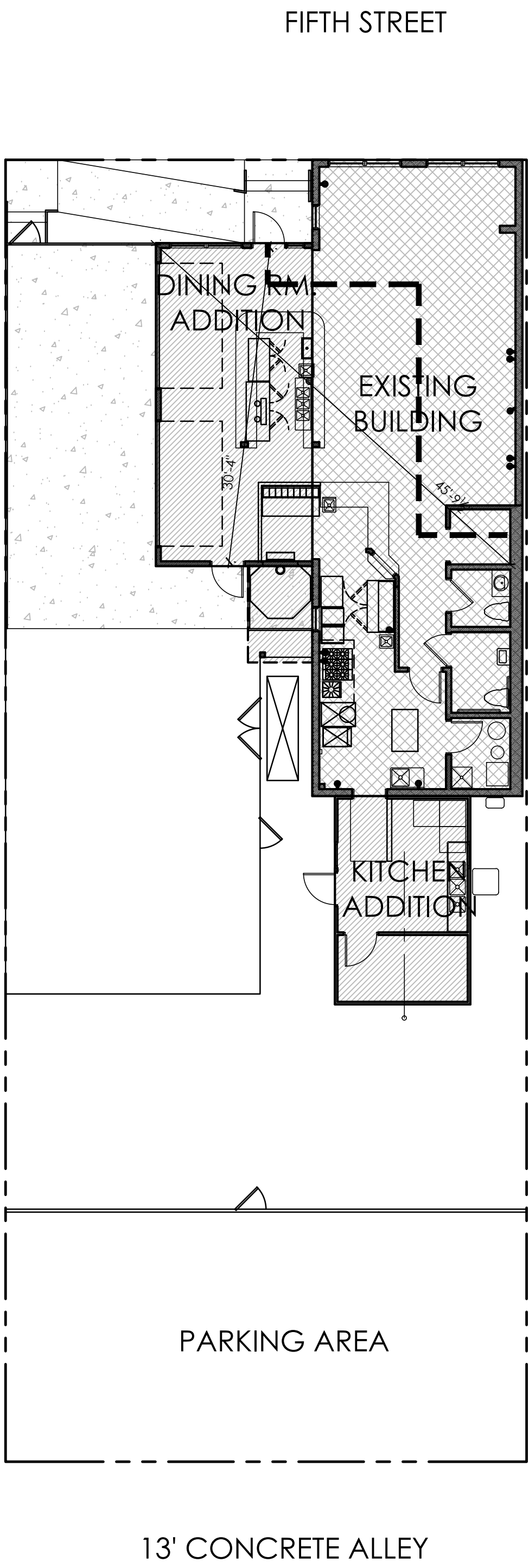
212 / 214 5th Street

Frederick, Colorado

Peel Pizzeria

General Notes:

1. Do not scale these drawings.
 - Verify all dimensions and conditions prior to commencing work or ordering materials.
 - Any variation should be brought to the attention of the Owner and Architect.
2. Drawing Dimensions
 - All dimensions are to the face of the foundation, existing finish, finish at new walls, or centerline of rough opening unless noted otherwise.
3. Existing conditions
 - It is the responsibility of the Contractor(s) to examine the existing conditions prior to submitting a bid to the Owner as proposals must take into account all such conditions which may affect the work.
 - Discrepancies in the drawings and actual field conditions shall be reported to the Architect. Corrected drawings or instructions shall be issued by the Owner prior to the commencement of the work.
4. Code Compliance
 - This project shall comply with current adopted codes including:
 - 2012 International Building Code,
 - 2012 International Fuel Gas Code
 - 2012 International Plumbing Code
 - 2012 International Mechanical Code
 - 2012 International Energy Conservation Code
 - 2014 National Electrical Code
 - 2010 ADA Standards for Accessible Design
 - ANSI A117 Accessible and Usable Buildings and Facilities
 - Local Amendments to any of the above
 - It is the responsibility of anyone supplying labor, materials or both to bring to the attention of the Architect and Builder any discrepancies or conflicts between requirements of these codes and the drawings.
5. Manuals and Warranties
 - All warranties of all materials and equipment are to be furnished to the Owner upon completion of the project.
6. Completeness of Documentation
 - The drawings, dimensions and notations shown are intended to further illustrate the visual design concept and minimum weather protection requirements for this project. The Contractor(s) shall incorporate the requirements of the local building codes, structural considerations, trade association manuals, publications and recommendations and the manufacturer's written instructions for complete construction of all details. All possible field conditions that may be encountered are not necessarily described. Field conditions encountered that require clarification shall be brought to the Owner's and Architect's attention.
7. Foundations
 - Existing Foundations to remain.
 - See Structural Engineer's plans and details for new foundation work.
8. Concrete and Reinforcement
 - All wood in direct contact with concrete shall be pressure treated.
 - See Structural Engineer's plans and details for new foundation work.
9. Typical Floor Assembly
 - Existing concrete slab on grade subfloor to remain throughout.
 - New concrete slab on grade subfloor @ new additions.
 - Install new flooring in areas as shown per plan or as indicated per Owner.
10. Typical Wall Types
 - Existing Exterior walls to remain. Provide new siding as shown on elevations.
 - Existing Interior: Wood stud framed walls with Gyp.Bd. on all finished faces.
 - New Exterior: 2X6 wood stud framed walls with sheathing per struct. Provide min. R-21 insulation and 5/8" Gyp.Bd. finish @ interior. Exterior finish per building elevations. Wall patches and infill areas to match adjacent wall finish.
 - New Interior: 2x4 wood or 3 5/8" steel stud framed walls with studs at 16" o.c. Provide finished 5/8" Gyp.Bd. on all finished faces, Unless noted otherwise. Wall patches and infill areas to match adjacent wall finish.
11. Typical Ceiling
 - Existing ceilings to be preserved where possible.
 - New ceilings to be 5/8" Gyp.Bd. installed tight to roof framing.
12. Fire Rated Assemblies
 - Protect existing masonry walls at building exterior.
 - No new fire rated enclosures required.
13. General:
 - These plans and details have been designed for construction at one specific location. These plans and details shall not be used at any other building location.
 - Submit all shop drawings for Architect's and Owner's approval.



Site Data

| | |
|-------------------|-------------------------------------|
| Current Address: | 212 & 214 5th Street, Frederick, CO |
| Proposed Address: | 214 5th Street, Frederick, CO |
| Zoning: | D-A |
| Total Site Area: | 6250 Sq.Ft. = 0.14 acres |

Building Data

| | Existing Building | Proposed Building |
|----------------------------|-------------------------------|---|
| Total Building Height: | 1 Story Above Grade, ± 17'-2" | 1 Story Above Grade, ± 17'-2" |
| Total Building Area: | 1232 Sq.Ft. | 1957 Sq.Ft. |
| Kitchen and Service Areas: | 482 Sq.Ft. | 992 Sq.Ft. |
| Indoor Dining Areas: | 750 Sq.Ft. | 965 Sq.Ft. |
| Patio Dining Area: | 0 Sq.Ft. | 534 Sq.Ft. |
| Occupancy: | A-2 - Coffee Shop | A-2 - Restaurant |
| Indoor Occupant Load: | 53 People | 70 People per code, 81 People per seating |
| Kitchen and Service Areas: | 1/200 Sq.Ft. = 2.41 ppl | 1/200 Sq.Ft. = 4.96 ppl |
| Indoor Dining Areas: | 1/15 Sq.Ft. = 50 ppl | 1/15 Sq.Ft. = 64.33 ppl |
| Total Site Occupant Load: | 53 People | 106 People per code, 115 People per seating |
| Patio Dining Areas: | 1/15 Sq.Ft. = 0 ppl | 1/15 Sq.Ft. = 35.6 ppl |
| Construction Type: | V-B | V-B |
| Fire Sprinkler System: | None | None |

Plumbing Fixture Req.

| | | | |
|-----------------------|--|-------------------|-------------------|
| Total Site Occupancy: | 106 People per code, 115 People per seating layout | | |
| Separate Facilities: | Yes | Men: 58 ppl | Women: 58 ppl |
| Toilets: @ 1/75 | | 1 Req. 1 Existing | 1 Req. 1 Existing |
| Lavatories @ 1/200 | | 1 Req. 1 Existing | 1 Req. 1 Existing |
| Service Sink | Existing | | |
| Drinking Fountain | Drink Service Available - No Fountain Required | | |
| Kitchen Fixtures | Provided as shown per plans | | |

Exiting Requirements

| | | |
|--------------------------|--|--|
| Indoor Occupant Load: | 70 People proposed | |
| Minimum Number of Exits: | 2 (more than 49 people) | 2 provided from Dining 1 from Kitchen |
| Egress Width Required: | 70 x 0.2 = 14" +. 36" min. | 108" provided @ 3 exists (36" each) |
| Common Path of Travel: | None | None |
| Exit Separation: | Min. 1/2 Diag. Distance = 0.5x 46' = 23' | 30'-4" provided |
| Travel Distance: | Max. 200' | 51' provided |

ADA Compliance

Compliance with the Americans with Disabilities Act (ADA) and ANSI A117 Standards are detailed in this plan set. Existing conditions exist and persist that do not allow for full compliance on the property and within the building. The following work is being done to advance the overall compliance of this property.

IBC Section 3411.7 exception #1 limits the provision of an accessible route to not exceed 20% of construction cost. The following compliance improvements are included in the scope of work and represnet a minimum of 20% of the total construction cost.

- New accessible access to the front entry of the building.
- New accessible access to the dining patio and side yard of the building
- New accessible access from the kitchen to the kitchen addition and rear yard of the building

Note: All other sections of the ADA and ANSI A117 standards are to be complied with in all new construction even if not specifically mentioned above. Contact the Architect for any clarification required.

Drawing Index

| | |
|------|---|
| C0.0 | Cover Page, Code Analysis and General Notes |
| A0.0 | Site Improvment Plan, Drianage Plan, and Utility Plan |
| A0.1 | Site Lighting Plan and Landscape Plan |
| A1.1 | Building Floor Plan |
| A2.0 | Building Exterior Elevations |

Restaurant Renovation and Addition
Peel Pizzeria
214 5th Street
Frederick, Colorado

Project #: 15-016

DRAWING TITLE:

COVER PAGE

DATE:

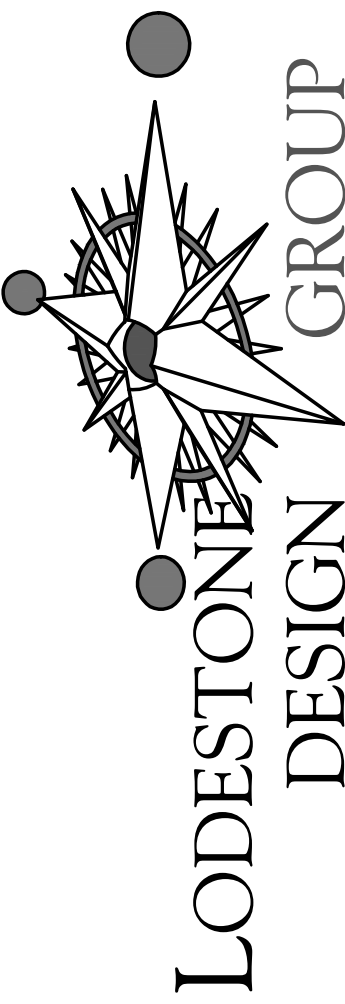
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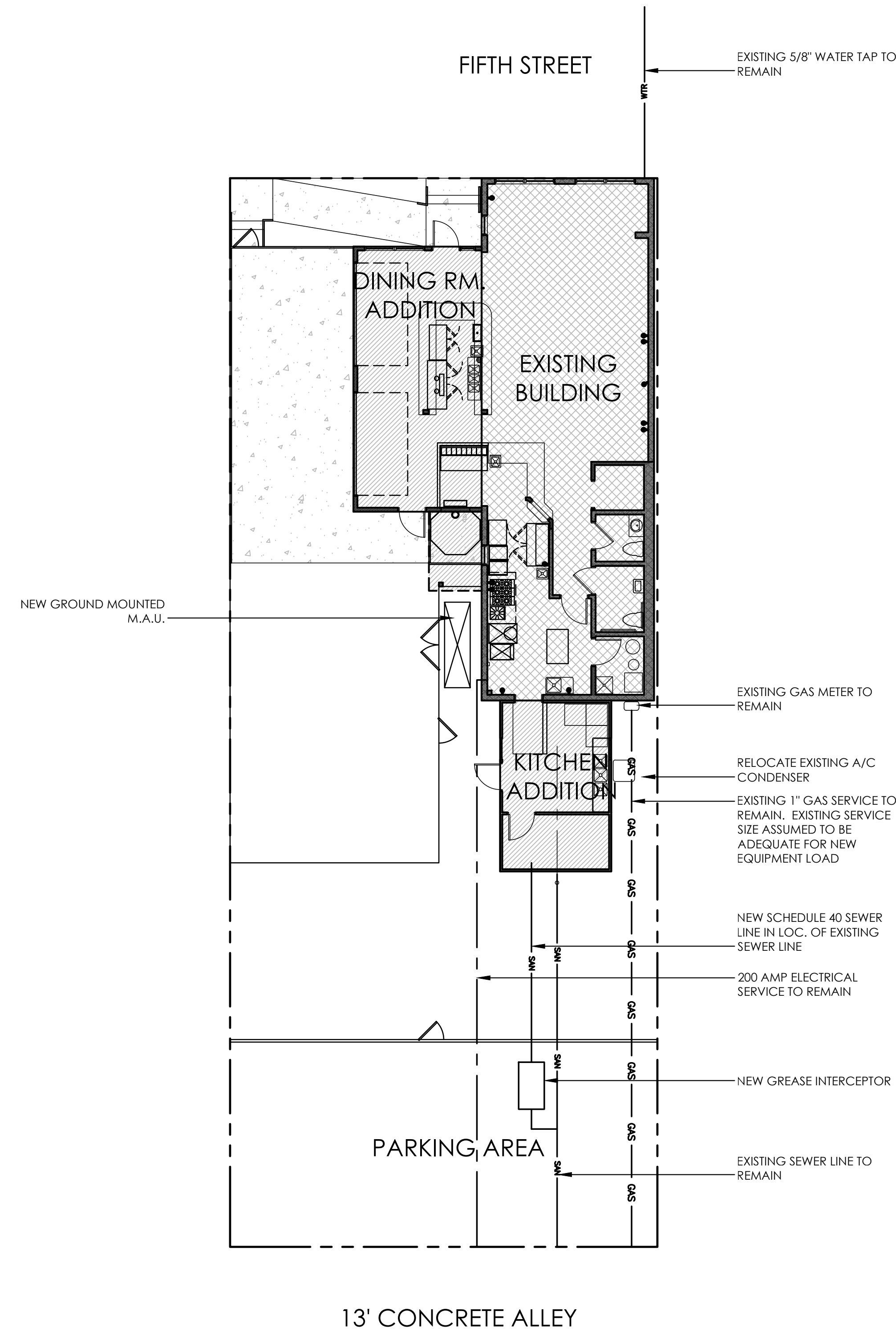
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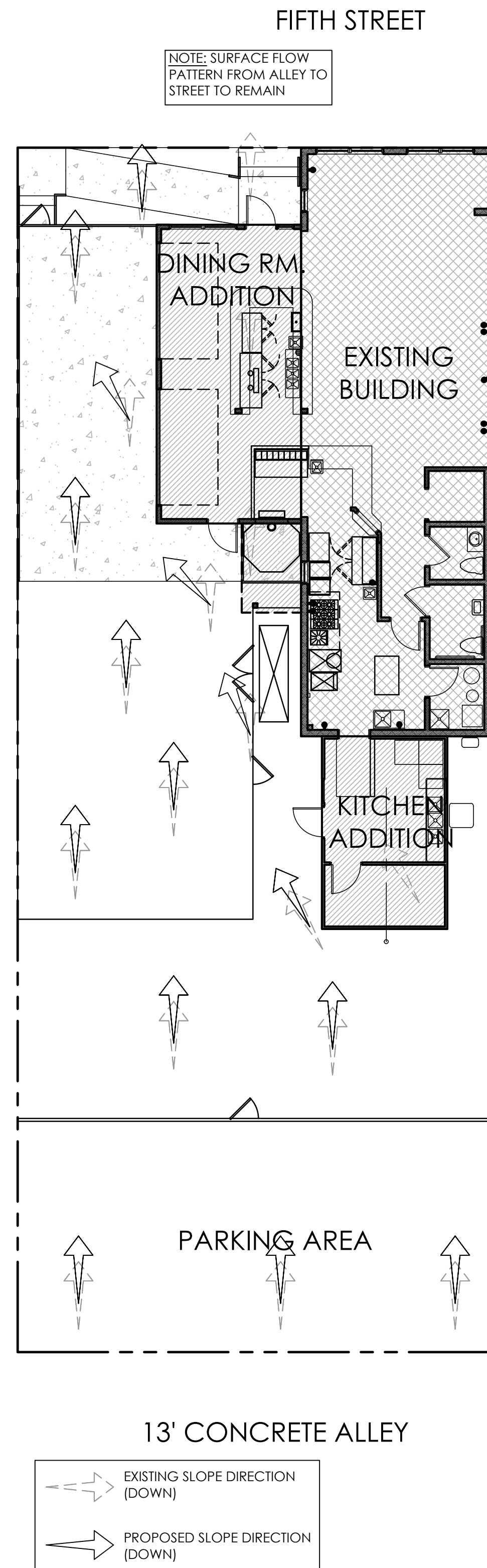
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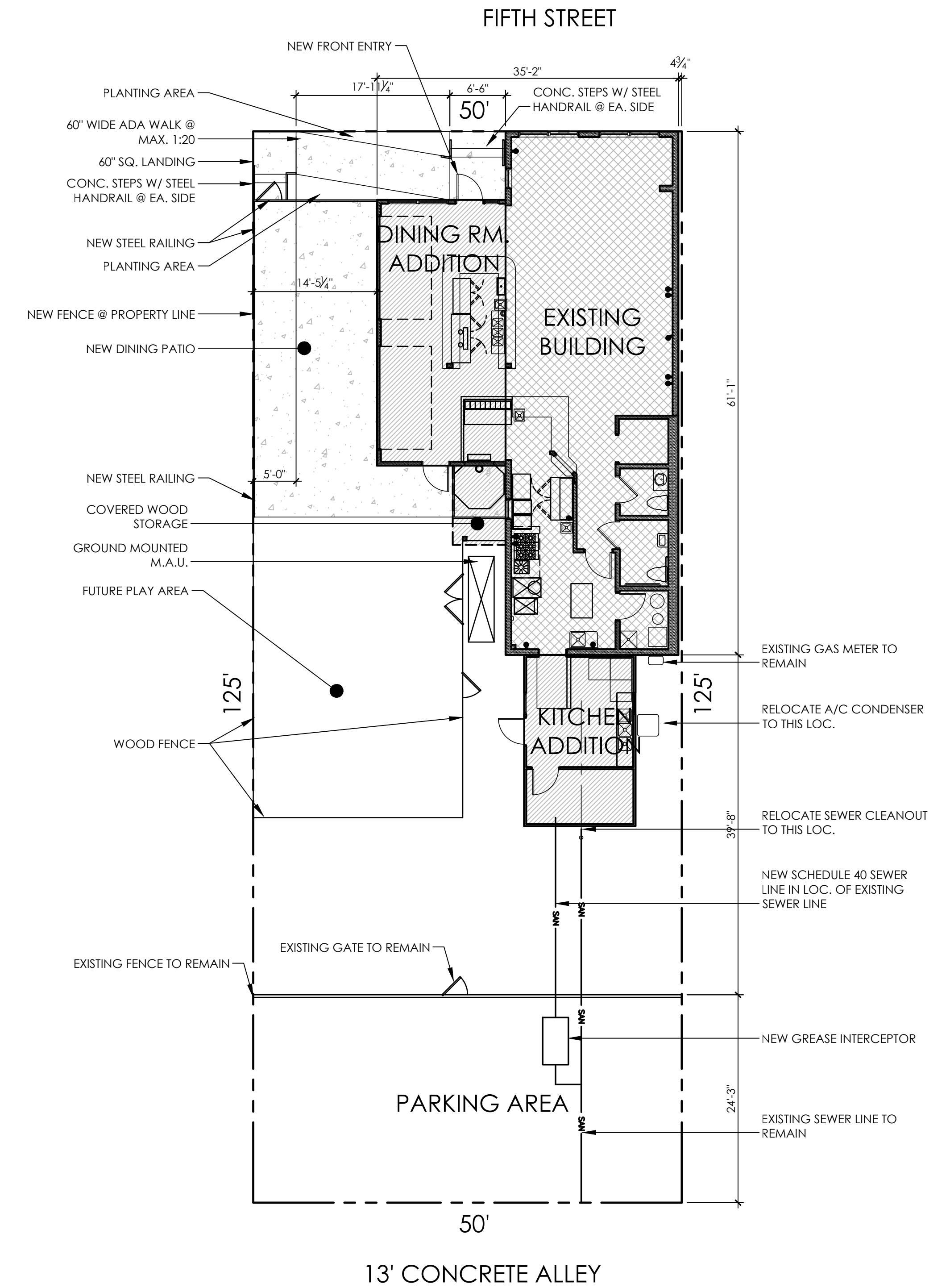
C0.0



3 Site Utility Plan
Scale: 1" = 10'-0"



2 Site Drainage Plan
Scale: 1" = 10'-0"



1 Site Improvement Plan
Scale: 1" = 10'-0"

EXISTING TREE PROTECTION GUIDELINES:

A. ORANGE SAFETY FENCING IS REQUIRED FOR USE IN TREE PROTECTION AND IS TO BE INSTALLED AROUND THE TREE PROTECTION ZONE OF ALL TREES DESIGNATED FOR PROTECTION. FENCING SHALL BE MAINTAINED DAILY, AND REMAIN IN PLACE UNTIL PROJECT COMPLETION. A MINIMUM OF FIVE (5) METAL T-STAKES PER TREE SHALL BE USED TO DELINEATE THE TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE A CIRCLE WITH A RADIUS RELATIVE TO THE CALIPER OF THE TREE. THE RADIUS SHALL BE ONE LINEAR FOOT IN LENGTH FOR EACH INCH OF TREE CALIPER AND THE CENTER OF THE CIRCLE SHALL BE THE TRUNK OF THE TREE. (FOR EXAMPLE: IF THE TREE HAS A TRUNK TWELVE INCHES (12") IN DIAMETER THEN THE DISTURBANCE FREE ZONE SHALL HAVE A RADIUS OF TWELVE FEET (12') FROM THE CENTER OF THE TREE.)

B. EQUIPMENT OF ANY KIND IS PROHIBITED FROM OPERATION WITHIN THE TREE PROTECTION ZONE OF ALL TREES THIS INCLUDES VEHICLE PARKING AND FOOT TRAFFIC.

C. STOCK PILING OF SOIL OR MATERIALS IS PROHIBITED WITHIN THE TREE PROTECTION ZONE OF ALL TREES.

D. COMPACTING OF THE SOIL IS PROHIBITED WITHIN THE TREE PROTECTION ZONE OF ALL TREES.

E. TRENCHING AND EXCAVATION IS PROHIBITED WITHIN THE TREE PROTECTION ZONE OF ALL TREES, UNLESS APPROVED PRIOR TO CONSTRUCTION.

F. ANY ROOT PRUNING THAT IS APPROVED WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH A SHARP TOOL AND A CLEAN CUT.

G. ROOTS SHALL NOT BE EXPOSED TO THE AIR FOR MORE THAN TWO TO FOUR (2-4) DAYS, IN ORDER TO AVOID DRYING OUT AND DEATH.

H. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY FORESTRY DIVISION. PRUNING OF INTERFERING LIMBS SHALL BE DONE PRIOR TO CONSTRUCTION AND MUST BE ACCOMPLISHED BY A COMPANY LICENSED TO PERFORM TREE WORK WITHIN THE CITY OF AURORA. A LIST OF AUTHORIZED COMPANIES CAN BE OBTAINED FROM THE CITY OF AURORA FORESTRY DIVISION.

I. DAMAGE TO THE MAIN TRUNK OF THE TREE IS PROHIBITED. DAMAGE GREATER THAN TEN PERCENT (10%) OF THE MAIN TRUNK, NOT RESULTING IN STRUCTURAL DAMAGE SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN THIRTY PERCENT (30%) OF THE CIRCUMFERENCE OF AFFECTING STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.

J. ALL CONCRETE WASHOUT AREAS MUST BE DESIGNATED – THEY SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.

K. IF IRRIGATION IS INTERRUPTED FOR MORE THAN ONE WEEK, TREES WILL REQUIRE SUPPLEMENTAL WATERING METHODS. WATER SHOULD BE EVENLY DISTRIBUTED WITHIN THE CRITICAL ROOT ZONE. AS A RULE, TEN (10) GALLONS OF WATER PER ONE INCH (1") OF TRUNK DIAMETER SHOULD BE ADMINISTERED.

PLANTING NOTES:

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE; REMOVE BASKET COMPLETELY WHERE POSSIBLE. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH A QUALIFIED ARBORIST.

ADDITIONAL PLANTING NOTES:

THE EXTENT OF LANDSCAPING IS DEMONSTRATED ON THESE SHEETS, AND INCLUDES PLANTS AND PLANTING, SOIL PREPARATIONS AND MULCHING. REFER TO THE CIVIL ENGINEER'S PLANS FOR SITE GRADING & DRAINAGE, AND SLOPE CALCULATIONS.

ALL AREAS TO BE PLANTED SHALL BE FINE GRADED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS, AND ALL SOIL, ROCK OR DEBRIS, LARGER THAN 1 1/2" IN DIAMETER, SHALL BE REMOVED FROM THE AREA TO BE PLANTED. FINAL GRADES SHALL CONFORM TO SITE GRADING AND DRAINAGE PLANS.

ALL PLANTING BEDS ARE TO BE CONTAINED WITH A MINIMUM 4" TALL STEEL EDGER AND EDGING CAP AROUND THE BED PERIMETER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALLS.

ALL PLANTS SHALL CONFORM TO ANSI STANDARDS. AT LEAST 48 HOURS PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION OF ALL PLANT MATERIAL. ALL PLANTS SHALL BE VIGOROUS, DEMONSTRATE NORMAL GROWTH HABITS FOR THEIR SPECIES, AND SHALL BE FREE OF DISEASE AND INFESTATION. PLANT MATERIAL REJECTED BY THE OWNER'S REPRESENTATIVE FOR ANY OF THESE REASONS, SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

SOIL PREPARATION IN PERENNIAL PLANTING AREAS TO CONSIST OF COMPOST ROTOTILLED TO A DEPTH OF 4". PROVIDE A WATER PERMEABLE WEED BARRIER OVER PREPARED SOIL. NATURAL CEDAR FIBER MULCH (RECYCLED AND/OR DYED MULCH IS NOT ALLOWED) TO A DEPTH OF 3-4" IS TO BE INSTALLED IN PERENNIAL BED AREAS.

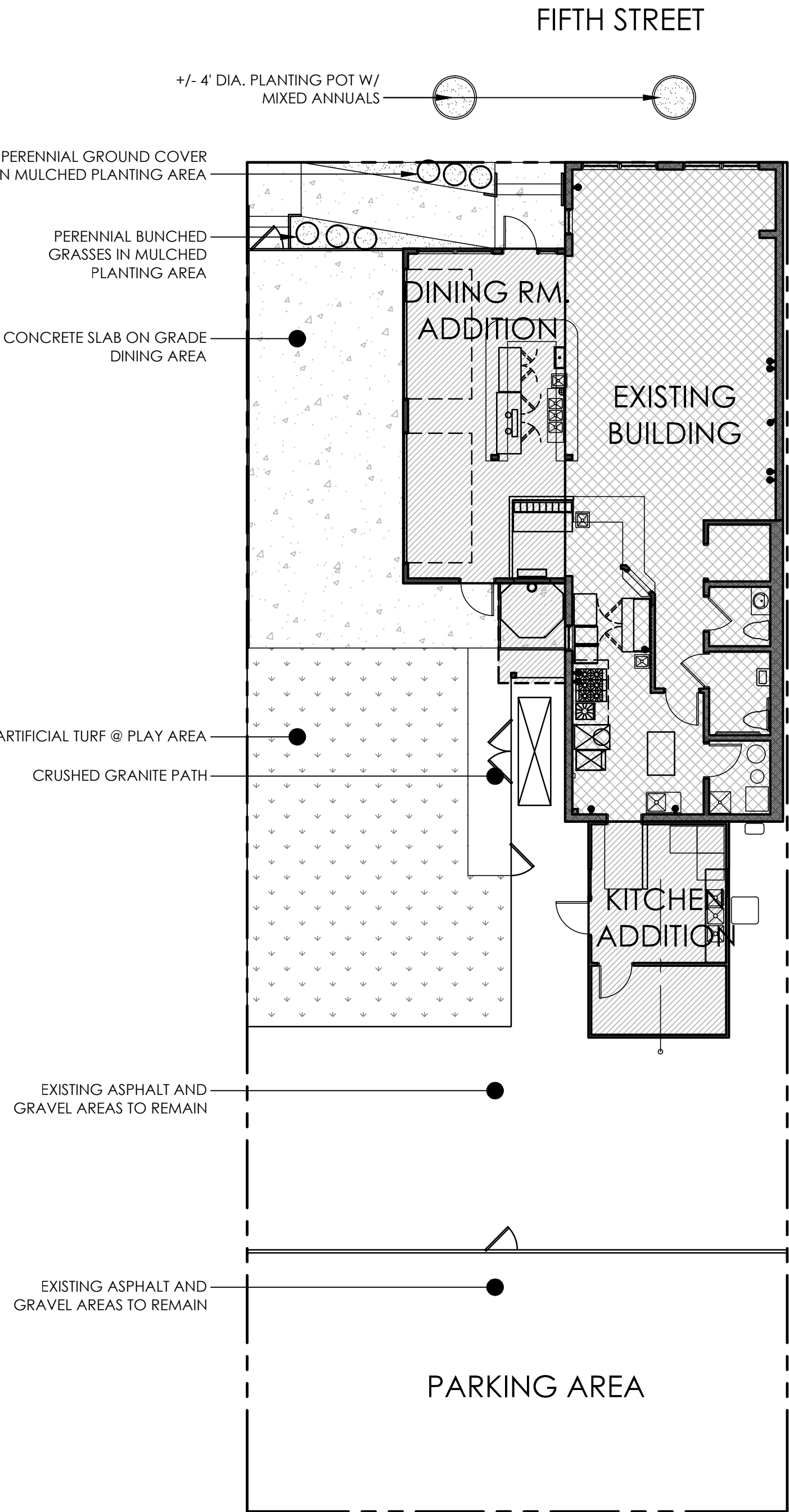
SOIL PREPARATION IN NEW LAWN AREAS TO CONSIST OF A MINIMUM OF 4 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SF OF AREA. NEW LAWN TO BE WELL ESTABLISHED SOD INSTALLED OVER EMENDED SOILS AND FULLY IRRIGATED.

EXISTING FREESTANDING PARKING LOT AND SITE LIGHTING TO REMAIN. NO NEW LIGHTS PROPOSED.

NEW PAVING AT WALKS AND DRIVES TO BE INSTALLED PER CIVIL ENGINEER'S PLANS AND DETAILS. WHERE POSSIBLE MATCH MATERIAL COLOR, GRAIN, AND TEXTURE TO ADJACENT LIKE EXISTING MATERIALS.

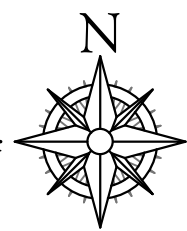
ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

ALL LANDSCAPED AREAS AND PLANTED MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



3 Site Landscape Plan

Scale: 1" = 10'-0"



KICHLER

Style to live by™



Post top mounted LED full cut-off light fixture

Ripley Collection
Outdoor Post Mt 1Lt
490630Z (Olde Bronze)

Product Description:

Bringing clean lines to a rustic look, the Ripley collection of outdoor lighting features an Olde Bronze finish that warms the smooth cone shape of this 1 light outdoor post light. 12 inch diameter. Height 16 inches. Uses 1 - 40W max (type R) or 1 - 60W (G base) bulb. UL listed for wet locations. Dark sky compliant with use of R14 40W bulb. Post not included.

Technical Information

| | |
|------------------|---|
| Lamp Included: | Not Included |
| Weight: | 1.5LBS |
| Voltage: | 120 |
| Safety Rated: | Wet |
| Dual Mount: | No |
| Dark Sky: | Yes |
| Patent: | US Patent Pending |
| Notes: | Dark sky compliant with use of R14, 40W bulb. |
| Light Source: | Incandescent |
| Socket Base: | Medium |
| Number of Bulbs: | 1 |
| Lamp Type: | R14FL |
| Max Watt: | 40W |
| Width: | 12" |
| Height: | 16" |
| Overall Height: | - |
| Collection: | Ripley Collection |
| Finish: | Olde Bronze |

KICHLER

Style to live by™



Wall mounted LED full cut off light fixture

Ripley Collection
Ripley 1 Light Outdoor Wall Light in Olde Bronze
490590Z (Olde Bronze)

Product Description:

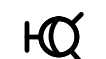
Bringing clean lines to a rustic look, the Ripley collection of outdoor lighting features an Olde Bronze finish that warms the smooth cone shape of this 1 light outdoor sconce. 8 inch width. Height 7.5 inches. Extension 9.5 inches. Raises 2.75 inches above the center of the wall opening. Uses 1 - 40W max (type R) or 1 - 60W (G type) bulb. UL listed for wet locations. Dark sky compliant with use of R14 40W bulb.

Technical Information

| | |
|------------------|---|
| Lamp Included: | Not Included |
| Weight: | 0.5LBS |
| Extension: | 9.25 |
| Voltage: | 120 |
| Safety Rated: | Wet |
| HOWO: | 2.5 |
| Base Backplate: | 5.125 DIA |
| Dual Mount: | No |
| Dark Sky: | Yes |
| Patent: | US Patent Pending |
| Notes: | Dark sky compliant with use of R14, 40W bulb. |
| Light Source: | Incandescent |
| Socket Base: | Medium |
| Number of Bulbs: | 1 |
| Lamp Type: | R14FL |
| Max Watt: | 40W |
| Width: | 8" |
| Height: | 7.5" |
| Overall Height: | - |
| Collection: | Ripley Collection |
| Finish: | Olde Bronze |

KICHLER

Style to live by™



Post mounted directional LED full cut-off light fixture

Wesley Collection
Wesly 1 Light LED Outdoor Wall Light in TZT AZT
49278AZTLED (Textured Architectural Bronze)

Product Description:

Wesly 1 Light LED Outdoor Wall Light mirrors the lines and shapes found on your contemporary home. The half-moon silhouette at top and bottom is lined with etched glass to shed brilliant light. To finish this sleek look our Wall Light is finished with Textured Architectural Bronze.

Available Finishes

Textured Architectural Bronze

PL

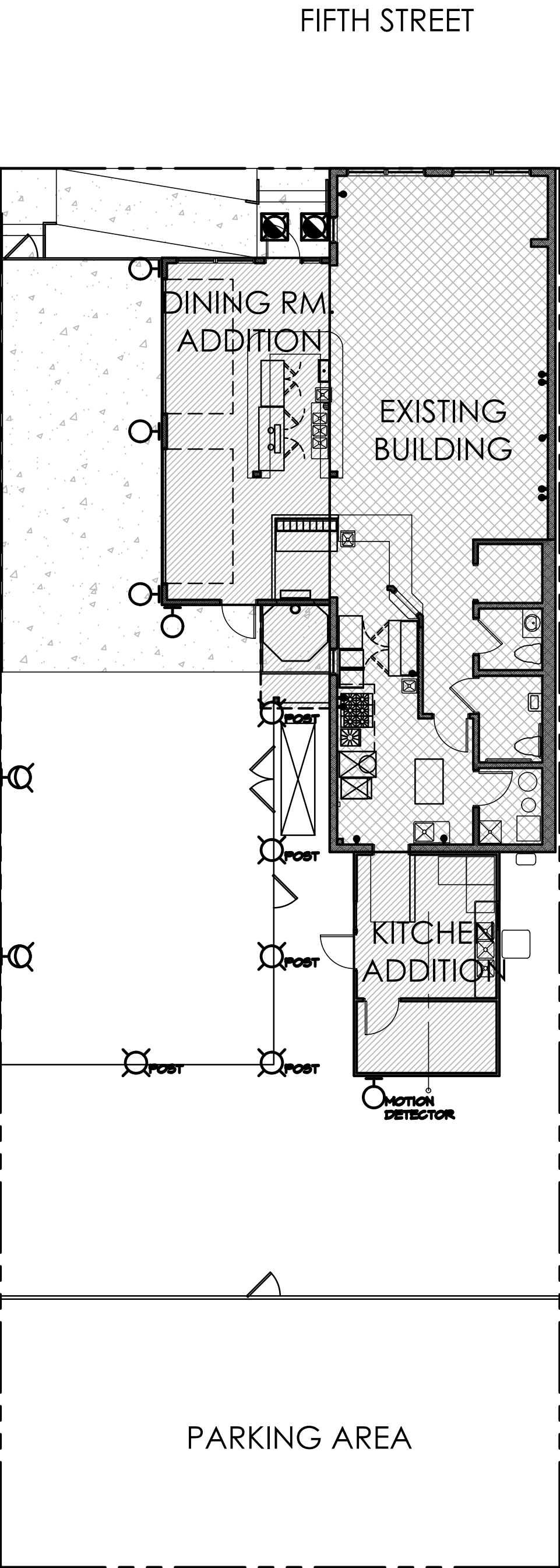
Technical Information

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| Weight: | 2.07 LBS |
| Safety Rated: | Wet |
| HOWO: | 3.75 |
| Base Backplate: | 5.31 X 4.13 |
| Color Rendering Index: | 90 |
| Color Temperature Range: | 3000 |
| Dark Sky: | Yes |
| Expected Life Span: | 35000 Hours |
| Operating Voltage Range: | 100-120vac |
| Collection: | Wesley Collection |
| Width: | 7.00" |
| Height: | 7.50" |
| Lamp Included: | Integrated |
| Extension: | 4.00" |
| Voltage: | 120V |
| Energy Efficient: | Yes |
| ADA Compliant: | Yes |
| Kelvin Temperature: | 3000K |
| Finish: | Textured Architectural Bronze |

Project
Type
Ordering #
Comments

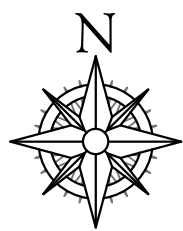
Electrical Symbols Legend

| | |
|------------------|--|
| New Installation | |
| | Built-green certified sealed 5" recessed can light fixture with LED lamp |
| | Wall mounted LED full cut off light fixture |
| | Post top mounted LED full cut-off light fixture |
| | Post mounted directional LED full cut-off light fixture |



1 Site Lighting Plan

Scale: 1" = 10'-0"



All site lighting fixtures to be removed and replaced, or relocated U.N.O.
Electrical Installer to coordinate all fixture and appliance switching and load requirements.
Any deviation from these plans must be approved by the Owner prior to installation.
See Building construction plans for additional electrical fixtures, outlets, lighting and switching

Restaurant Renovation and Addition
Peel Pizzeria
214 5th Street
Frederick, Colorado

Project #: 15-016

DRAWING TITLE:

DATE:

ARCHITECTURAL

DRAWN BY: JVS

ISSUE RECORD

DATE

REVISION

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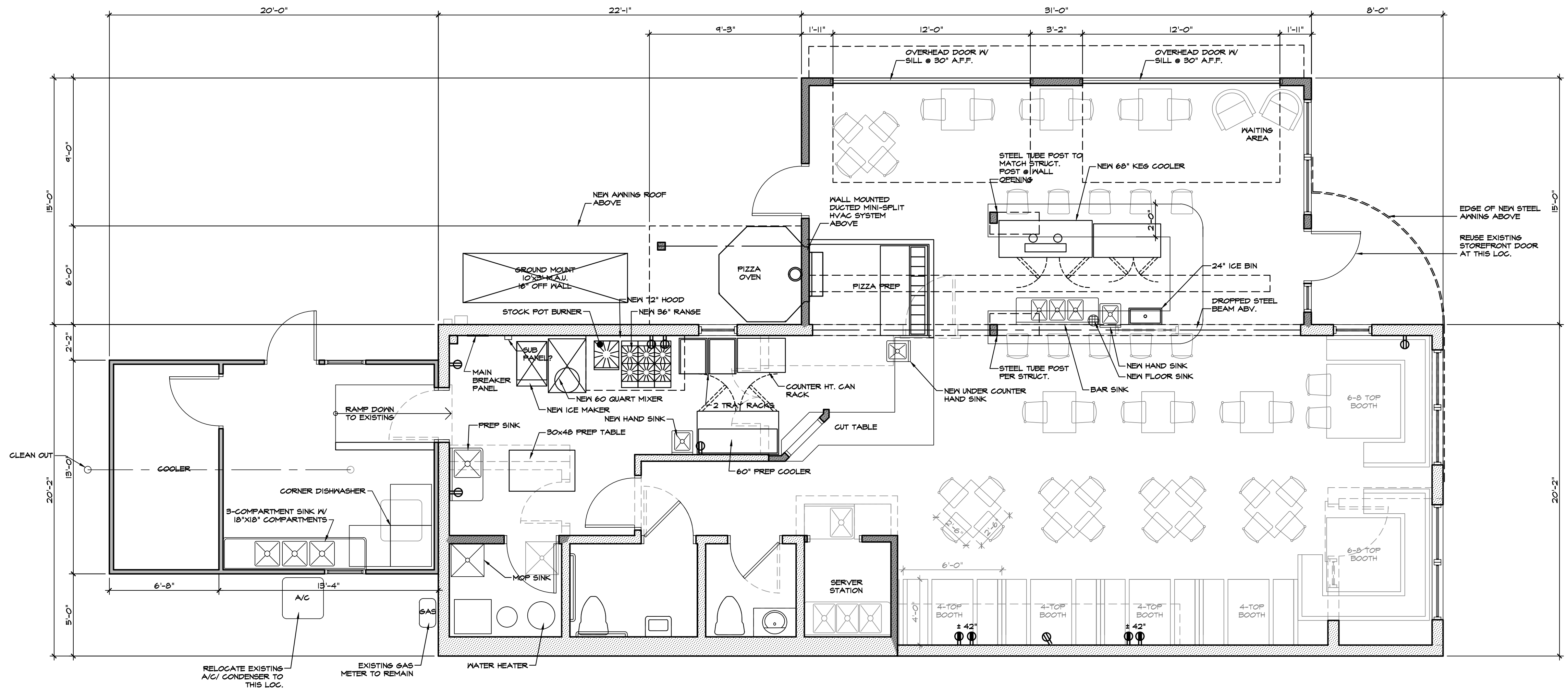
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1 Main Floor Improvement Plan

Scale: 1/4" = 1'-0"

Restaurant Renovation and Addition
Peel Pizzeria
214 5th Street
Frederick, Colorado

Project #: 15-016

DRAWING TITLE:

DATE:

MAIN FLOOR PLAN

DRAWN: CHECKED:

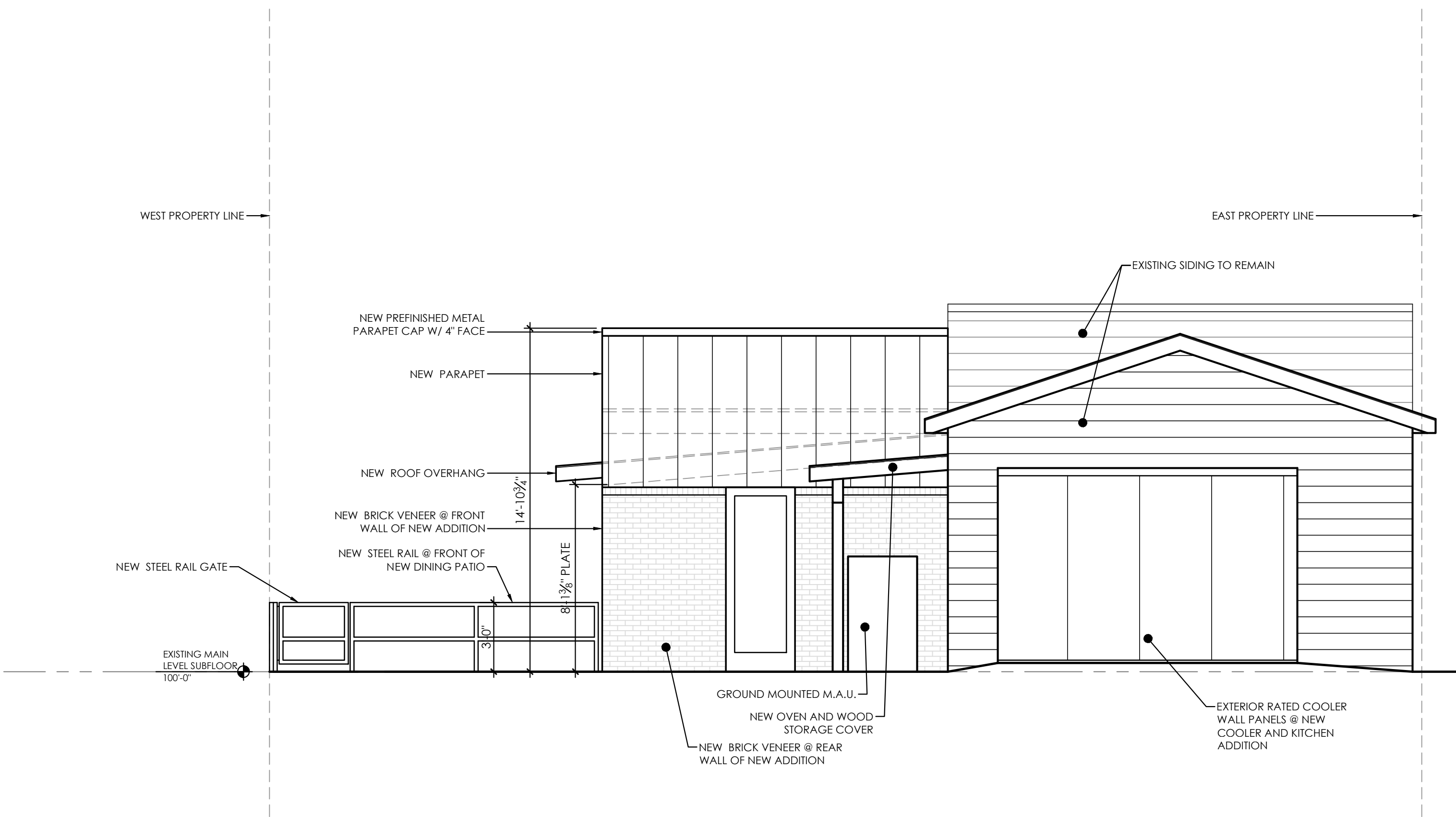
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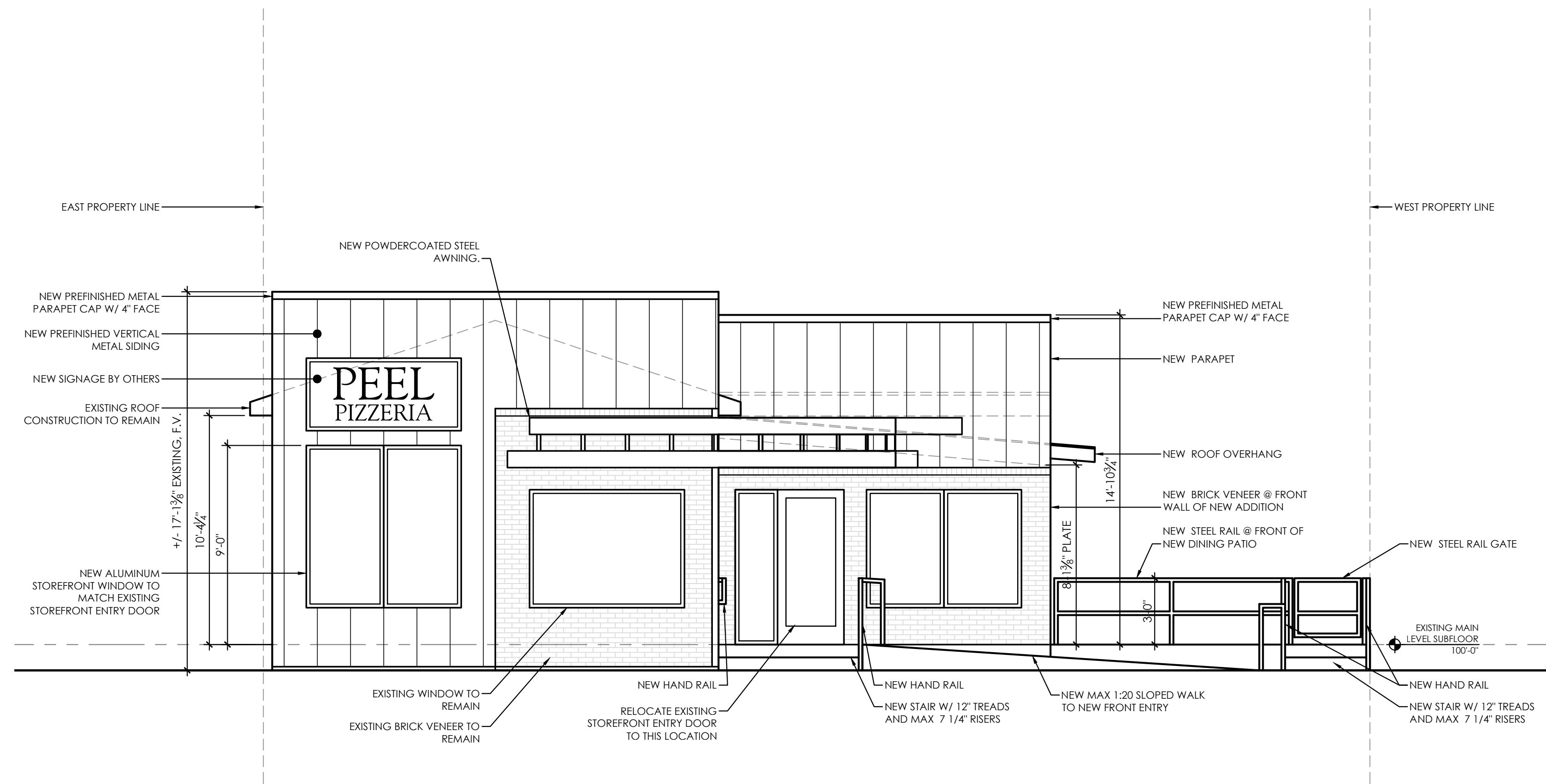
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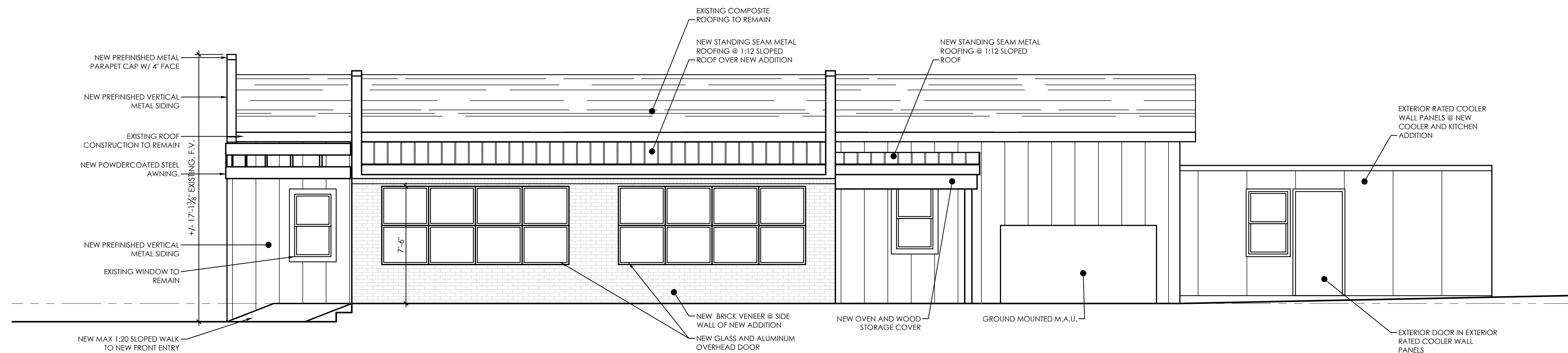
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3 Rear (South) Elevation Improvements
Scale: 1/4" = 1'-0"



1 Front (North) Elevation Improvements
Scale: 1/4" = 1'-0"



2 Side (West) Elevation Improvements
Scale: 1/4" = 1'-0"

Restaurant Renovation and Addition
Peel Pizzeria
214 5th Street
Frederick, Colorado

Project #: 15-016

DRAWING TITLE:

BUILDING EXTERIOR
ELEVATIONS

DATE:

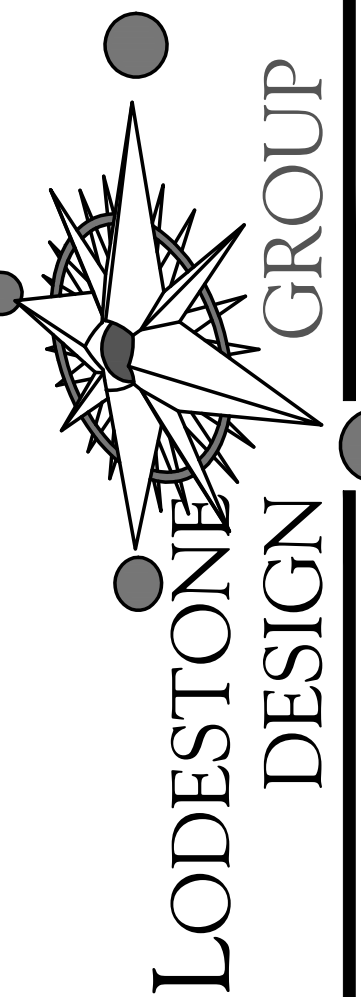
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A2.0